

$649,000

SINGLE FAMILY RESIDENCE

16245 Preservation BLVD

16245 Preservation Boulevard, Punta Gorda, Florida, 33982, United States

FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026043095**
Bedrooms	**4**
Building size	**4247 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**3.5**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

LUXURY 6-PASSENGER ATLAS GOLF CART VALUED AT $18,000 INCLUDED WITH THE SALE! Experience exceptional lakefront living in the exclusive gated community of Waterview Landing at Babcock Ranch! This beautifully upgraded Toll Brothers Tamiami model offers 2,839 square feet, 4 bedrooms, 3.5 bathrooms, and a 3-car garage. Freshly updated inside and out, this move-in-ready home combines modern finishes, extensive upgrades, and the ultimate Florida lifestyle. Step inside to discover fresh interior paint throughout, upgraded LED recessed lighting, newly added recessed lighting in the primary suite, and contemporary LED fixtures in every bathroom. The spacious open-concept floor plan features a beautifully appointed kitchen with beveled quartz countertops, complemented by tile flooring throughout, upgraded baseboards, custom closet systems, impact-resistant windows and doors, upgraded showers, a stunning tiled primary bathroom wall, and custom pull-down window shades throughout. Additional improvements include a freshly painted front exterior, permanent Govee exterior lighting, perfect for year-round ambiance and holiday displays, added insulation, and a dedicated mini-split AC in the primary suite. The impressive 3-car garage features a professionally finished epoxy floor, sleek linear LED lighting, and a custom storage system complete with floor-to-ceiling cabinetry, overhead cabinets, a built-in workbench, and rolling tool drawers, creating an organized and functional workspace. Step outside to the extended screened

lanai overlooking peaceful lake views, creating the perfect setting for morning coffee, relaxing evenings, or entertaining guests. Nestled within Waterview Landing, an intimate gated Toll Brothers community of just 96 homes, residents enjoy everything Babcock Ranch has to offer, including miles of walking and biking trails, community pools, parks, restaurants, shopping, and year-round events. WHY WAIT TO BUILD? Skip the construction process and costly post-closing upgrades! This exceptional lakefront home offers beautiful finishes, thoughtful improvements, and an $18,000 luxury golf cart, all ready for you to enjoy. Living in Babcock Ranch is more than owning a home—it's a lifestyle!
